



City of Dublin

Land Use and Long
Range Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600

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www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 7, 2013

The Planning and Zoning Commission took the following action at this meeting:

MOTION: To accept the documents into the record as presented.

VOTE: 6 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Absent
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 7, 2013

The Planning and Zoning Commission took the following action at this meeting:

- | | |
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| 1. Links at Ballantrae
08-026Z/PDP/PP | Rings Road West of Eiterman
Rezoning/Preliminary Development Plan/Preliminary Plat |
| Proposal: | A subdivision for 46 single-family lots for land currently zoned R, Rural District and R-1, Restricted Suburban Residential District. |
| Request: | Review and recommendation of a rezoning with preliminary development plan under the provisions of Zoning Code Section 153.050 and review and recommendation to City Council of a preliminary plat under the provisions of the <i>Subdivision Regulations</i> . |
| Applicant: | Jason Francis, M/I Homes; represented by Ben W. Hale, Smith and Hale. |
| Planning Contact: | Claudia D. Husak, AICP, Planner II. |
| Contact Information: | (614) 410-4675, chusak@dublin.oh.us |

MOTION #1: To recommend approval to City Council for this Rezoning with Preliminary Development Plan because this proposal complies with the rezoning/preliminary development plan review criteria and the existing development standards within the area, with 18 conditions:

- 1) That the development text be revised to allow a 30-foot front yard setback where bikepaths are proposed along the lot;
- 2) That the development text be revised to reflect open space maintenance as requested by the Director of Parks and Open Space;
- 3) That the applicant work with Planning to provide buffering within Reserve 'B' on the south side of the Rings-Cosgray Connector.
- 4) That the applicant work with Planning to disperse trees in Reserve 'C' away from the bikepath edge toward the center of the reserve and reduce the number and tight spacing of the River Birch at the entries;
- 5) That the applicant incorporate longer runs of stone wall following the curve of the proposed path in Reserve 'C' rather than the small piles shown;
- 6) That the applicant work with Planning to add landscaping around and aeration within the stormwater pond in Reserve 'F' and continue the taxus hedge and ornamental trees behind the benches and bike racks in Reserve 'D';
- 7) That the Pacific Sunset Maple be substituted for the proposed Aristocrat Pear;
- 8) That the applicant work with Engineering to revise the proposed Rings-Cosgray Connector location to ensure an adequate buffer from 6800 Rings Road while adhering to proper and safe roadway design;
- 9) The applicant will be required to update the plans to reflect the bikepaths in front of proposed lots be concrete in material with sawcut joints;
- 10) That the applicant work with the Hilliard City School District to coordinate the proposed bikepath connection and provide written evidence of acceptance of the location from the District with the final development plan submission;
- 11) That the proposed bikepath in Reserve 'C' cross proposed Cadmore Drive at the intersection with the new Rings-Cosgray Connector,

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| Applicant: | Jason Francis, M/I Homes; represented by Ben W. Hale, Smith and Hale. |
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- 12) That the development text be revised to require a side-loaded garage for Lots 1 and 45 face north;
- 13) That the development text be modified to address architectural diversity and that the applicant provide an architectural diversity matrix prior to scheduling review by City Council;
- 14) That the development text be revised to require the establishment of an Architectural Review Committee (ARC);
- 15) That the applicant provide a fence along the northern and eastern boundary of the proposed pond in Reserve 'F', subject to approval by Planning;
- ~~16) That the development text be revised to require each house has a three-car garage; *~~
- 16) That the development text be revised to remove the reference to sanitary sewer being provided through the church property;
- 17) That Lot 46 be eliminated from the proposed preliminary development plan and plat

**Condition eliminated per City Council approval of Ordinance 27-13 dated April 22, 2013*

Ben Hale agreed to the above conditions.

VOTE: 6 – 0.

RESULT: The Rezoning with Preliminary Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Absent
Warren Fishman	Yes
Amy Krumb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 7, 2013

The Planning and Zoning Commission took the following action at this meeting:

**1. Links at Ballantrae
08-026Z/PDP/PP**

**Rings Road West of Eiterman
Rezoning/Preliminary Development Plan/Preliminary Plat**

Proposal: A subdivision for 46 single-family lots for land currently zoned R, Rural District and R-1, Restricted Suburban Residential District.

Request: Review and recommendation of a rezoning with preliminary development plan under the provisions of Zoning Code Section 153.050 and review and recommendation to City Council of a preliminary plat under the provisions of the *Subdivision Regulations*.

Applicant: Jason Francis, M/I Homes; represented by Ben W. Hale, Smith and Hale.

Planning Contact: Claudia D. Husak, AICP, Planner II.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

Motion #2: To recommend approval to City Council for this Preliminary Plat because this proposal complies with the preliminary plat review criteria, with one condition:

- 1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal.

* Ben Hale agreed to the above condition.

VOTE: 6 – 0.

RESULT: The Preliminary Plat application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Absent
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

Claudia D. Husak
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 7, 2013

The Planning and Zoning Commission took the following action at this meeting:

**2. Perimeter Center, Subarea F3 – The Learning Experience Daycare
10-082AFDP**

**6329 Perimeter Loop
Amended Final Development Plan**

Proposal: The construction of an 8,738-square-foot daycare building, 4,810-square-foot playground and all associated site improvements on a one-acre parcel located on the west side of Perimeter Loop Road at the intersection with Mercedes Drive.

Request: Review and recommendation of an amended final development plan under the Planned District provisions of Zoning Code Section 153.050.

Applicant: Paolo & Marilena Cugini.

Planning Contact: Rachel S. Ray, AICP, Planner II.

Contact Information: (614) 410-4656, rray@dublin.oh.us

MOTION #1: To approve three Minor Text Modifications allowing a pavement setback along Perimeter Loop Drive of 25 feet instead of 35 feet, for parking at a rate of one parking space per 250 square feet of area instead of one parking space per employee, and one space for every six students, and to permit the use of a six-foot fence instead of a four-foot fence around the playground.

VOTE: 6 – 0.

RESULT: The Minor Text Modifications were approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Absent
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 7, 2013

The Planning and Zoning Commission took the following action at this meeting:

2. Perimeter Center, Subarea F3 – The Learning Experience Daycare
10-082AFDP **6329 Perimeter Loop**
Amended Final Development Plan

Proposal: The construction of an 8,738-square-foot daycare building, 4,810-square-foot playground and all associated site improvements on a one-acre parcel located on the west side of Perimeter Loop Road at the intersection with Mercedes Drive.

Request: Review and recommendation of an amended final development plan under the Planned District provisions of Zoning Code Section 153.050.

Applicant: Paolo & Marilena Cugini.

Planning Contact: Rachel S. Ray, AICP, Planner II.

Contact Information: (614) 410-4656, rray@dublin.oh.us

MOTION #2: To approve this Amended Final Development Plan application because it complies with all applicable review criteria and the existing development standards in the area, with six conditions:

- 1) That the fencing around the playground use a six-foot black commercial grade wrought-iron style fencing with masonry columns a maximum of 16 feet on center in lieu of vinyl privacy fencing;
- 2) That Mercedes Drive be improved as a Fire Apparatus Access Road (FAAR) meeting the requirements of Dublin Fire Code Appendix D for FAARs, subject to the approval of the City Engineer and the Washington Township Fire Chief;
- 3) That Mercedes Drive and the service road on the west side of the site directly behind the building be marked as Fire Lanes meeting the requirements of Dublin Fire Code Sections D103.6.2 and D103.6;
- 4) That the 10-foot sidewalk easement be dedicated to the City prior to building permitting, and the applicant coordinate the two-foot sidewalk connection with the City should a sidewalk connection be installed on the property to the north;
- 5) That the plans be revised to demonstrate compliance with the landscape requirements for outdoor recreation areas; and
- 6) That the decorative building light fixtures be cut-off and use a wattage no greater than 60 Watts (or equivalent), subject to Planning approval.

* Paolo Cugini agreed to the above conditions.

VOTE: 6 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Absent
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION


Rachel S. Ray, AICP
Planner II